

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to Special Exception Case No. 75-27181...

To decrease the Overall Acreage that was granted by Special Exception by 1.43 acres and to provide an access drive to the proposed Union School through residentially zoned land (D.R. 3.5).

* William L. Kirchhoff, John W. Skipper, Jr., Lynn J. Davis, Gordon E. Biddinger, Harry Ratris, William Callahan, III, Jay Johnson and Calvin M. Coblantz, Trustees under Trust Agreement dated July 1, 1966 for Operating Engineers Joint Apprenticeship and Training Fund of International Union of Operating Engineers Local No. 37.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: *John E. Biddinger*
Legal Owner: *William L. Kirchhoff*

Address: 5902 Harford Road, Baltimore, Maryland 21214

Petitioner's Attorney: *John E. Biddinger*
Protestant's Attorney: *John E. Biddinger*

Address: 5913 Harford Road, Baltimore, Maryland 21214

ORDERED BY the Zoning Commissioner of Baltimore County, this 18th day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of September, 1979, at 10:00 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an N/A zone to an N/A zone; for the following reasons:

* William L. Kirchhoff, John W. Skipper, Jr., Lynn J. Davis, Gordon E. Biddinger, Harry Ratris, William Callahan, III, Jay Johnson and Calvin M. Coblantz, Trustees under trust agreement dated July 1, 1966 for Operating Engineers Joint Apprenticeship and Training Fund of International Union of Operating Engineers Local No. 37.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Apprentices Training School For The Laborers' Union.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: *John E. Biddinger*
Legal Owner: *William L. Kirchhoff*

Address: 5902 Harford Road, Baltimore, Maryland 21214

Petitioner's Attorney: *John E. Biddinger*
Protestant's Attorney: *John E. Biddinger*

Address: 5913 Harford Road, Baltimore, Maryland 21214

ORDERED BY The Zoning Commissioner of Baltimore County, this 18th day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of September, 1979, at 10:00 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING :
NW of Allender Rd., 1500' :
NW of Pulaski Hwy., 11th District : OF BALTIMORE COUNTY

WILLIAM L. KIRCHHOFF, et al, : Case No. 80-80-XSPH
Petitioners :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of September, 1979, a copy of the foregoing Order was mailed to Mr. William L. Kirchhoff, et al, Trustees, 5907 Harford Road, Baltimore, Maryland 21214; and Laborers' District Council Training Fund, #4603 York Road, Baltimore, Maryland 21212, Contract Purchaser.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition #80-80XSPH, Item #253
SUBJECT: Petition for Special Exception for Apprentice Training School and Petition for Special Hearing for an Amendment
Southwest side of Allender Road, 1500 feet Northwest of Pulaski Highway
Petitioner - William L. Kirchhoff, et al

11th District

HEARING: Thursday, September 13, 1979 (10:00 A.M.)

If granted, some details of landscaping should be submitted to the Division of Current Planning and Development.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

J.S.T. Engineering Co. Inc.

PROFESSIONAL LAND SURVEYORS
4831 1/2 BELAIR ROAD
BALTIMORE, MARYLAND 21206
485-1510

DESCRIPTION

4.43 more or less Acre Parcel, southwest side of Allender Road, 11th Election District, Baltimore County, Maryland.

Beginning for the same at a point on or near the centerline of Allender Road at the distance of 1,500 more or less feet northwesterly from the centerline of General Pulaski Highway. Running thence from said beginning point the six following course and distances, 1.) South 30 degrees 35 minutes West, 129.40 feet, 2.) South 65 degrees 27 minutes 17 seconds West, 720 feet more or less, 3.) North 21 degrees 45 minutes West, 225 feet more or less, 4.) North 62 degrees 35 minutes East, 788 feet more or less, 5.) South 20 degrees 25 minutes East, 78.5 feet more or less and 6.) South 40 degrees 55 minutes East, 115.50 feet to the place of beginning.



J.S.T. Engineering Co. Inc.

PROFESSIONAL LAND SURVEYORS
4831 1/2 BELAIR ROAD
BALTIMORE, MARYLAND 21206
485-1510

DESCRIPTION

47 more or less Acre Parcel, southwest side of Allender Road, 11th Election District, Baltimore County, Maryland.

Beginning for the same at a point on or near the centerline of Allender Road at the distance of 1,500 feet more or less northwesterly from the centerline of General Pulaski Highway. Running thence from said place of beginning the eleven following courses and distances, 1.) South 30 degrees 35 minutes 00 seconds West, 129.40 feet, 2.) South 65 degrees 27 minutes 17 seconds West, 1,474.18 feet, 3.) by a curve to the left with a Radius of 5,854.65 feet for a distance of 519.01 feet, 4.) North 51 degrees 27 minutes 09 seconds West, 771.27 feet, 5.) North 25 degrees 17 minutes 51 seconds East, 568.95 feet, 6.) North 62 degrees 36 minutes 00 seconds East, 2,195.16 feet, 7.) South 07 degrees 40 minutes 00 seconds East, 148.50 feet, 8.) South 03 degrees 20 minutes 00 seconds East, 181.50 feet, 9.) South 13 degrees 40 minutes 00 seconds East, 313.50 feet, 10.) South 20 degrees 25 minutes 00 seconds East, 346.50 feet and 11.) South 40 degrees 55 minutes 00 seconds East, 115.50 feet to the place of beginning.



November 14, 1979
J. Carroll Holzer, Esquire
141 West Alleghany Avenue
Towson, Maryland 21204
Suite 100
Towson 21204

RE: Petitions for Special Exception and Special Hearing
SW/S of Allender Road, 1500' NW of Pulaski Highway - 11th Election District
William L. Kirchhoff, et al - Petitioners
NO. 80-80-XSPH (Item No. 253)

Dear Mr. Holzer:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Nancy Ellen Paige, Esquire
1200 Garrett Building
235 East Redwood Street
Baltimore, Maryland 21202

Mr. Roy R. Taylor, Jr.
5744 Allender Road
White Marsh, Maryland 21162

Mrs. Grace Wayfield
5623 Allender Road
White Marsh, Maryland 21162

Mrs. Brenda Ward
5623 Allender Road
White Marsh, Maryland 21162

Mr. William Goard
5740 Allender Road
White Marsh, Maryland 21162

John W. Hession, III, Esquire
People's Counsel

79-3751

WM REPPER CONSTABLE 1882-1978
JOHN D. ALEXANDER
GEORGE W. CONSTABLE
CLAYTON W. DANERER
THOMAS F. COMBER, 3RD
RONALD L. HAUSER
WILLIAM F. BLUE
DAVID C. DANERER
JAMES W. CONSTABLE
MARK J. DANERER
FRANK THOMAS HUNARD
J. CARROLL HOLZER
CAROLE S. DENILLO
ALEXANDER J. GURINE, III
RICHARD E. JACKSON

LAW OFFICES
CONSTABLE ALEXANDER & DANERER
1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS
BALTIMORE, MARYLAND 21202
1301 539-3474

ELKTON OFFICE
130 E. MAIN ST.
ELKTON, MD. 21821
1301 398-1844

TOWSON OFFICE
THE CHESAPEAKE BLDG
308 W. CHESAPEAKE AVE
TOWSON, MD. 21204
1301 828-9282

EASTON OFFICE
18 TRED AVON SQUARE
EASTON, MD. 21801
18001 492-8658

December 11, 1979

PLEASE REPLY TO: TOWSON

Mr. William Hammond
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Operating Engineers Trust Fund
Special Exception

Dear Mr. Hammond:

Enclosed please find my Petition for Reconsideration in the above captioned matter.

I would appreciate your prompt assistance and decision in that I must determine what cause to take by December 14th, the effective time for filing an appeal.

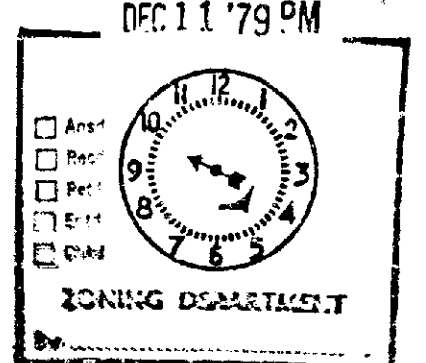
Thank you very much for your consideration.

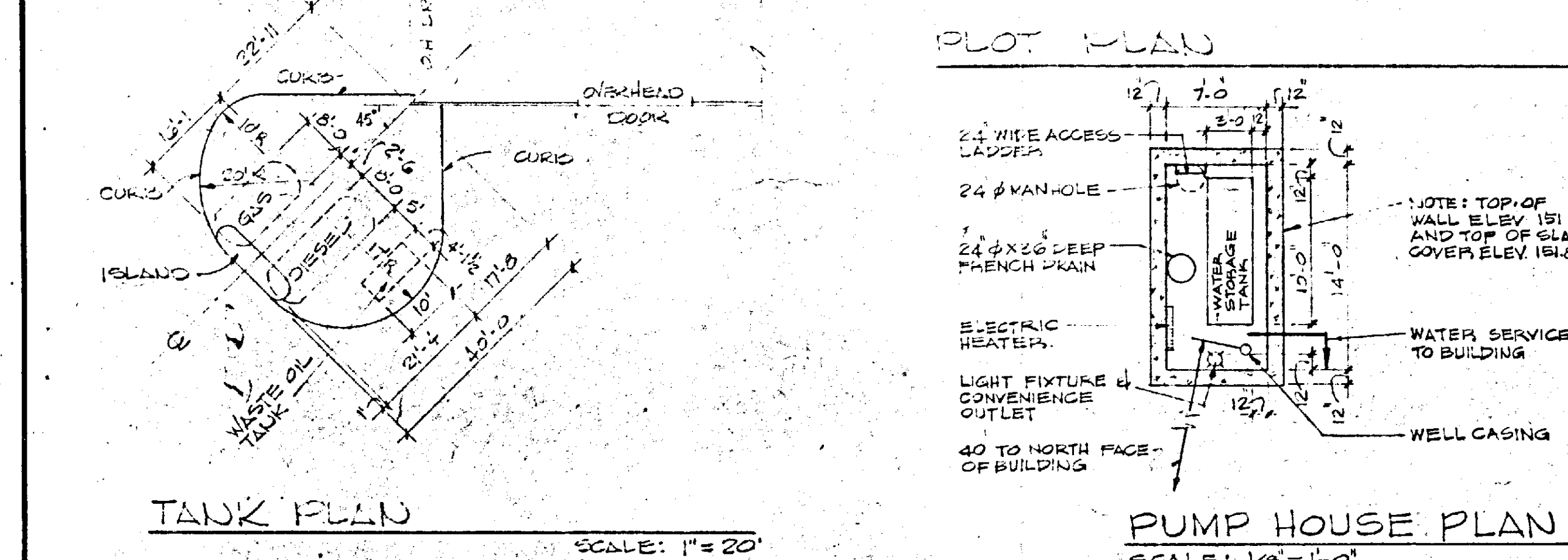
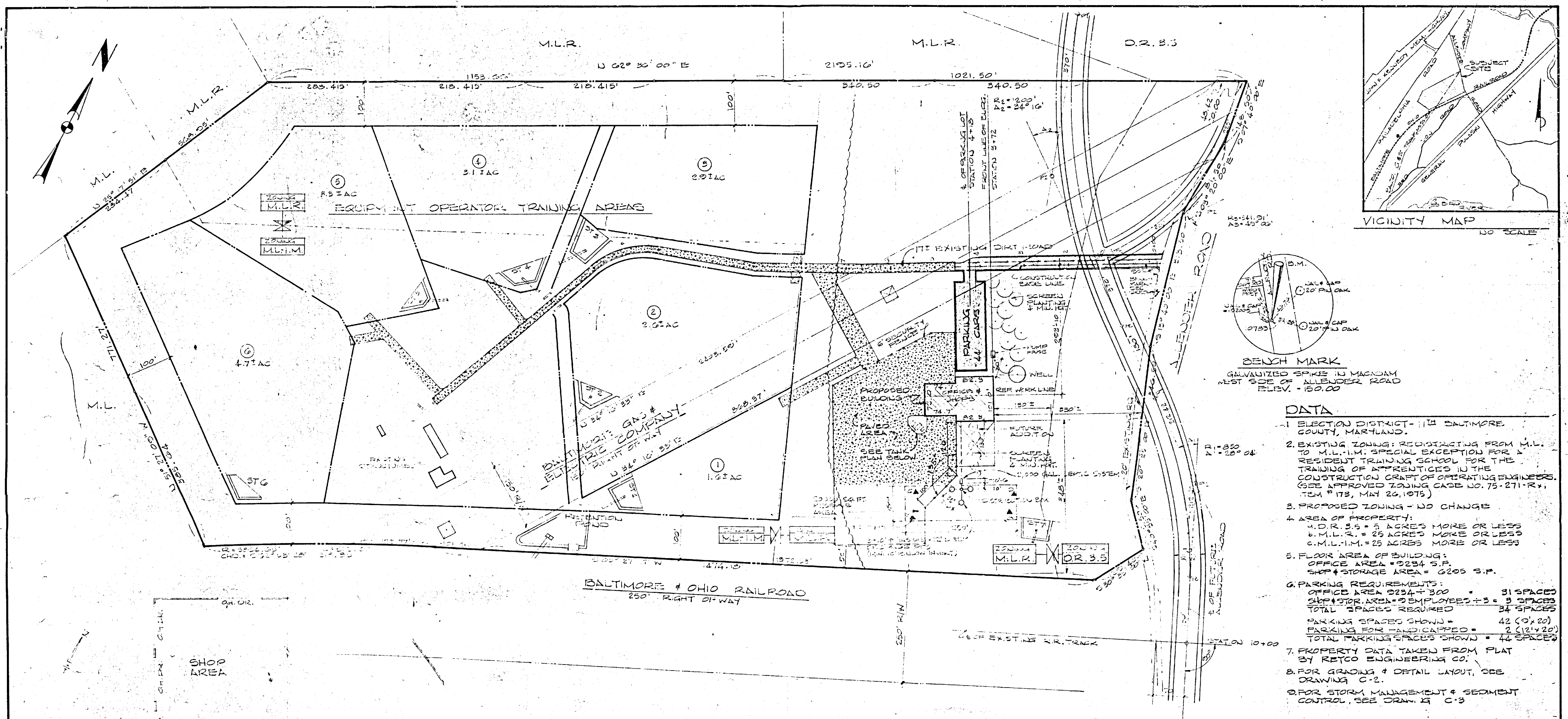
Very truly yours,
J. Carroll Holzer
J. Carroll Holzer

JCH:jeh

Encls.

Agree with JCH who indicated he disagreed with Holzer's letter to Reconsider and would consider this for 2nd letter.
12/10/79





REQUIREMENTS OF THE ZONING ORDER

1. THE SUBSTANTIAL STAND OF TREES THAT BORDER THE PERIMETER OF THE SITE SHALL NOT BE DISTURBED BY ANY OF THE EXCAVATING ACTIVITIES OF THE SCHOOL.
2. ALL REQUIREMENTS FOR SEDIMENT AND STORM DRAIN CONTROL SHALL BE COMPLIED WITH AT ALL TIMES.
3. THE SCHOOL SHALL NOT OPERATE ON SUNDAYS, AND THE HOURS OF OPERATION SHALL OTHERWISE BE BETWEEN 8:00 A.M. & 5:00 P.M. WITH THE EXCEPTION OF EVENING CLASSROOM HOURS.
4. THE MAXIMUM NUMBER OF DAYTIME CONSTRUCTION EQUIPMENT STUDENTS SHALL NOT EXCEED 20, AND THE MAXIMUM NUMBER OF EVENING CLASSROOM STUDENTS SHALL NOT EXCEED 40.
5. A SITE PLAN SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, THE SEDIMENT CONTROL DIVISION OF THE DEPARTMENT OF PERMITS & LICENSES AND THE OFFICE OF PLANNING & ZONING. SAID SITE PLAN SHALL INCLUDE THE FOLLOWING:
 - A. THE AREA IN WHICH EXCAVATING WILL TAKE PLACE SHALL BE OUTLINED ON THE SITE PLAN.
 - B. THE LOCATION & SITE OF THE PROPOSED BUILDING, PARKING, EQUIPMENT STORAGE AREA FENCING AND LANDSCAPING SHALL BE INDICATED ON SAID PLAN.
 - C. THE D.R. 3.5 BUFFER STRIP PARALLELING ALLEGHENY ROAD SHALL NOT BE UTILIZED EXCEPT FOR LANDSCAPING AND ENTRANCES.
6. THE EQUIPMENT STORED IN YARD AREA WILL BE USED FOR TRAINING PURPOSES ON SUBJECT SITE ONLY.

DANIELLO, ROEMANN & ASSOCIATES, INC. 208015 SPRANGL VILLAGE OF CROSS KEYS BALTIMORE, MARYLAND 21210 ARCHITECTS	MOIT ASSOCIATES, INC. Consulting Engineers Towson, Maryland	retco engineering co. inc. 313-14 Keyser Building Baltimore, Maryland 21201	CHAS. J. FARR, INC. CONSTRUCTION MANAGER VILLAGE OF CROSS KEYS BALTIMORE, MARYLAND	operating engineers training school allender road baltimore county, maryland	7/23/76 REV. FOR FENCE PERMIT 3/13/76 REV. FOR TANK PERMIT DRAWING TITLE PLOT PLAN SCALE 1" = 100' COMM. NO. 2007 DATE: 0-6-75 DWG. NO. C-1 Plat. # 1
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ORDER RECEIVED FOR FILING
DATE 11/14/79
BY J. Carroll Holzer

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that to amend the Special Exception granted under Case No. 75-271-RX, by removing therefrom 4.43 acres of land from the overall acreage devoted to the use for which the said Special Exception was granted, would be detrimental to the health, safety, and general welfare of the community. Additionally, the request to provide an access road through D.R.3.5 zoned land should not be granted, in view of the fact that such is no longer required as a result of the aforementioned determination regarding the amendment to the existing Special Exception. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1979, that both the request to amend the Special Exception granted under Case No. 75-271-RX, by removing therefrom 4.43 acres of land from the overall acreage devoted to the use for which the said Special Exception was granted, and the request to provide an access road through D.R.3.5 zoned land, petitioned for in the herein Petition for Special Hearing, be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that to amend the Special Exception granted under Case No. 75-271-RX, by removing therefrom 4.43 acres of land from the overall acreage devoted to the use for which the said Special Exception was granted, would be detrimental to the health, safety, and general welfare of the community. Additionally, the request to provide an access road through D.R.3.5 zoned land should not be granted, in view of the fact that such is no longer required as a result of the aforementioned determination regarding the amendment to the existing Special Exception. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1979, that both the request to amend the Special Exception granted under Case No. 75-271-RX, by removing therefrom 4.43 acres of land from the overall acreage devoted to the use for which the said Special Exception was granted, and the request to provide an access road through D.R.3.5 zoned land, petitioned for in the herein Petition for Special Hearing, be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of failure to meet the requirements of Section 502.1.1 of the Baltimore County Zoning Regulations, the Special Exception for an apprentice training school for The Laborers' Union should not be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1979, that the herein Petition for Special Exception for an apprentice training school for The Laborers' Union be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County

Petitioner alleges that the statement of Mr. James Dyer, while not intended to mislead, has in fact inadvertently placed the Petitioner in a prejudicial position in regard to the aforementioned property that unless the Petitioner is allowed to withdraw its Petition for the Hearing then it has been inadvertently prejudiced by the aforesaid action.

For all of the above and foregoing reasons, this Petitioner respectfully requests the Honorable Zoning Commissioner to grant a Reconsideration of his Order of November 14, 1979 and allow the matter to be re-opened for the sole purpose of filing the Petition to Dismiss on their request for an amendment to their Special Exception Case No. 75-271-RX.

[Signature]
Carroll Holzer
Constable, Alexander & Daneker
305 West Chesapeake Avenue
Towson, Maryland 21204

AFFIDAVIT

I, PAUL E. GAENG, BEING FULLY SWORN UPON OATH, AFFIRMS AND LAYS:

I AM COUNSEL FOR THE OPERATING ENGINEERS JOINT APPRENTICESHIP AND TRAINING FUND OF THE INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL NO. 37.

I HAVE PERSONAL KNOWLEDGE OF THE PETITIONS FILED IN No. 80-80-XSPH (ITEM No. 253).

ON OR ABOUT MARCH 15, 1979, I ATTENDED A MEETING WITH AND IN THE OFFICE OF MR. JAMES DYER, BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, ALONG WITH MR. JOSEPH W. MCGRAW, JR., OF J.S.T. ENGINEERING CO., INC.

WITH RESPECT TO MY STATED CONCERN OF AN ADVERSE DECISION AND ITS RESULTING EFFECT ON THE THEN PRESENT STATUS OF MY CLIENT'S PROPERTY, MR. DYER PROFFERED THE RECOURSE -- THAT WE MERELY WITHDRAW OUR PETITION.

THE FOREGOING IS CORRECT TO THE BEST OF MY KNOWLEDGE, RECOLLECTION AND BELIEF.

SUBSCRIBED AND SWORN BEFORE ME THIS 3RD DAY OF DECEMBER, 1979.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-31-82

IN THE MATTER OF * BEFORE THE
OPERATING ENGINEERS JOINT * ZONING COMMISSIONER
APPRENTICESHIP AND TRAINING * OF
FUND OF INTERNATIONAL UNION * BALTIMORE COUNTY
OF OPERATING ENGINEERS LOCAL #37 *

PETITION FOR RECONSIDERATION

The Operating Engineers Joint Apprenticeship and Training Fund of International Union of Operating Engineers Local #37, by J. Carroll Holzer and Paul E. Gaeng, Attorneys, hereby petition the Zoning Commissioner of Baltimore County for Reconsideration of his decision in the Petition for Special Hearing to grant an amendment to Special Exception Case #75-271-RX, said decision being contained in the order of the Zoning Commissioner for Baltimore County, dated November 14, 1979.

The Petitioners, the Operating Engineers Joint Apprenticeship and Training Fund, petitions for such Reconsideration of the Order dated November 14, 1979, on the basis that the Zoning Commissioners of Baltimore County is a quasi-judicial officer and under the Maryland Rules of Procedure and Administrative Rules of Procedure, such officers has continuing authority over his decision until such time as he loses jurisdiction by the entrance of an appeal. Further, such judicial officer has the right, upon the presentation of appropriate evidence indicating fraud, mistake, or inadvertence to grant such Reconsideration of his decision.

In the above captioned case, two Petitions were filed concerning the pertinent property, a Petition for Special Hearing filed by this Petitioner to allow amendment to a previously granted Special Exception to decrease the overall acreage. In addition, there was a Petition for Special Exception filed by this Petitioner and the Laborer's District

CONSTABLE
ALEXANDER
& DANEKER

Council Training Fund, the Contract Purchaser, granting of a Special Exception for the use of an apprentice training school for the Laborer's Union.

The subject for this Petitioner's request for consideration pertains only to the Petition for Special Hearing regarding the amendment to the previously granted Special Exception, in which the Contract Purchaser was not a party.

The Petitioner presents that in the instant case, the Petitioner's Attorney, Paul E. Gaeng, met on or about March 15, 1979 with Mr. James Dyer, Baltimore County Office of Planning & Zoning, along with Mr. Joseph McGraw, Jr. of JST Engineering Company, Inc. Mr. Gaeng indicated that he was concerned about filing for the amendment to the Special Exception on the basis that, if a negative or adverse decision was rendered, the present status of the Petitioner's property could be affected. Mr. Dyer, of the Planning & Zoning Office, proffered the recourse that the Petitioner, through their Counsel, could merely withdraw the Petition for Amendment to the Special Exception. An Affidavit is attached hereto and made a part of this Petition for purposes of supporting the aforesaid facts.

It would be the intention of this Petitioner, to dismiss its Petition for Special Hearing to Amend Special Exception Case Number 75-271RX if this Petition for Reconsideration is granted and the Petition to Dismiss is attached hereto. To fail to allow this Petitioner to re-open and dismiss its Petition for Special Hearing, would prejudice the Petitioner in the future, by having an adverse ruling insofar as the effect of this proposed decrease on the health, safety, and welfare of the public, and secondly, would prejudice the ability of the Petitioner for a period of eighteen months to utilize their property without limitation thereon, contrary to Mr. Dyer's comments as referred to in the attached Affidavit.

10-2712
80-80XSPH

LAW OFFICES
CONSTABLE, ALEXANDER & DANEKER
1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21202
(301) 519-2274

DEC 13 1979
December 13, 1979

ELKTON OFFICE
138 E. MAIN ST.
ELKTON, MD 21821
(301) 388-1844

TOWSON OFFICE
1700 CHESAPEAKE RD. S.W.
305 W. CHESAPEAKE AVE.
TOWSON, MD 21204
(301) 428-9282

EASTON OFFICE
18 THE AVON SQUARE
EASTON, MD 21821
(301) 402-9656

PLEASE REPLY TO: TOWSON

Mr. William Hammond
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Operating Engineers Trust Fund
Petition for Special Hearing to Amend Special
Exception No. 75-271-RX

Dear Mr. Hammond:

I am writing to confirm our discussion at a meeting yesterday morning attended by Mr. James Dyer, yourself, and I in your office in regards to the above captioned case. I filed, on behalf of the Operating Engineers Joint Apprenticeship and Training Fund, a Petition for Reconsideration of your Order of November 14, 1979, in which you denied an amendment to an already existing special exception. You pointed out that the Zoning Commissioners Rule, 4(f) provides that if in fact you were to grant our Petition for Reconsideration, and then grant our Petition to Withdraw, we would be precluded from filing another Petition for Rehearing for a period of eighteen months since the language of that rule is broadly drafted to include all Petitions.

In the alternative, you pointed out that Article V of the Zoning Regulations, Section 500.12, simply provides that no new Petition for Reclassification or Special Exception shall be entertained by the Zoning Commissioner until the expiration of eighteen months. In the present case, the Operating Engineers Trust Fund would merely be reapplying in a Petition for Special Hearing to you at some later date to amend the overall acreage existing under their Special Exception granted in Case No. 75-271-RX. Further, that such eighteen months waiting period would not be applicable in that case, since the language of that zoning regulation is restrictive applying to Petitions

Mr. William Hammond
December 13, 1979
Page Two

for Reclassification or Special Exception and not to all Petitions in general.

In light of the fact that my only purposes for filing the Petition for Reconsideration was to place the Operating Engineers Trust Fund in their original position, in the event they decided to seek an amendment to their Special Exception, and in view of the fact that they will not be prejudiced under your interpretation of Section 500.12, from applying for an amendment by a Petition for Special Hearing, there is no need for your reconsideration of your Order of November 14, 1979, nor is there any need for any further appeal by my client.

Therefore, I respectfully request that I be allowed to withdraw the Petition for Reconsideration and Petition to Dismiss which was filed with your office on December 11, 1979, and I would further indicate that my client does not desire to appeal your decision of November 14, 1979 concerning the Petition for Special Hearing to amend their Special Exception.

I deeply appreciate your courtesy, consideration, and thoughtfulness in taking time to resolve this matter with me.

Very truly yours,
[Signature]
J. Carroll Holzer

JCH:jeh

CONSTABLE
ALEXANDER
& DANEKER

IN THE MATTER OF
OPERATING ENGINEERS JOINT
APPRENTICESHIP AND TRAINING
FUND OF INTERNATIONAL UNION
OF OPERATING ENGINEERS LOCAL #37

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY

PETITION TO DISMISS

The Operating Engineers Joint Apprenticeship and Training Fund of International Union of Operating Engineers Local #37, Petitioners, by J. Carroll Holzer and Paul Gaeng, its attorneys, hereby requests the Zoning Commissioner of Baltimore County to allow the Petitioners to withdraw their request for an amendment to the Special Exception Case 75-271RX to decrease the overall acreage of the aforesaid property contained in that matter and to dismiss their Petition for Special Hearing without prejudice.

J. Carroll Holzer
Constable, Alexander & Daneker
505 W. Chesapeake Ave.
Suite 100
Towson, Maryland 21204

CONSTABLE
ALEXANDER
& DANEKER

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

Paul E. Gaeng, Esquire
5913 Harford Road
Baltimore, Maryland 21214

cc: J.S.T. Engineering Co., Inc.
2529 Glencoe Road
Baltimore, Maryland 21234

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of July, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Kirchhoff
Petitioner's Attorney Paul E. Gaeng

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #253 (1978-1979)
Property Owner: William L. Kirchhoff, et al
S/MS Allender Rd. 1500' N/W Pulaski Hwy.
Existing Zoning: M.L.R. & M.L.-I.M. & D.R. 3.5
Proposed Zoning: Special Exception for an apprentice
training school for the Laborers' Union and Special
Hearing to amend Case No. 75-271-RX to decrease the overall
acreage from 47 acres to 42.6 acres.
Acres: 47.0 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied for this property for Item 173 (1974-1975), 75-251-RX; Commercial Building Permit Application 1060-75; and, for Project IDCA 78-317 are referred to for your consideration.

The submitted plan indicates a proposed masonry building and bituminous paved area which will necessitate relocation of the present private onsite septic sewage disposal system.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:iss

cc: J. Trenner, D. Grise, J. Somers

M-NE Key Sheet
37-39 NE 38-40 Pos. Sheets
NE 100 Topo
73 Tax Map
Attachment

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 31, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc:
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Paul E. Gaeng, Esquire
5913 Harford Road
Baltimore, Maryland 21214

RE: Item No. 253
Petitioner - Kirchhoff
Special Exception and
Special Hearing Petitions

Dear Mr. Gaeng:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced Petitions and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject of this Petition is a large tract of land located on the west side of Allender Road between Red Lion and Philadelphia Roads, in the 11th Election District. It is presently improved with the facilities of a training school for the operators of large construction equipment, which was granted a Special Exception as a result of Case No. 75-271-RX. Adjacent properties to the east directly across the existing facility, are zoned D.R. 3.5 and are improved with single family dwellings, while the Baltimore & Ohio Railroad right-of-way abuts the property to the south.

This combination hearing is required as a result of your client's proposal to subdivide a 4.43 acre lot from the southeasternmost corner of this property and constructing an apprentice training school for the Laborers' Union. The Special Hearing is necessary in order to allow the reduction in the overall area that was granted a Special Exception by the aforementioned case, while the Special Exception is necessary for the proposed school.

As indicated in my telephone conversation with Mr. Richard Woodfin, the County Solicitor's Office has issued a recent interpretation

Item No. 253 - Kirchhoff
Page Two
August 31, 1979

stating that access drives for commercial or industrial developments that traverse residentially zoned properties, must be the subject of a Special Hearing. In view of this and after consulting with Mr. Woodfin, it was decided to include the proposed access drive to this new school with the Special Hearing request.

It should be noted that the zoning to the rear of the proposed 4.43 acre lot is currently M.L., and not M.L.-I.M., as was indicated on the submitted site plan. Since the M.L./M.L.R. zoning line traverses the subject property, it appears that no part of the use can extend beyond the M.L.R. zoned portion of this site. However, because the entire property was originally utilized as part of the previous Special Exception, the exact limits of the "proposed training yard" should be discussed at the scheduled hearing.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This Petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: J.S.T. Engineering Co., Inc.
2529 Glencoe Road
Baltimore, Maryland 21234

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Director of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

April 3, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #173 (1974-1975)
Property Owner: Raymond W. & Anna D. Rook
Redistricting - SW 780' of Allender Rd., 2133' S/E
of Phila. Rd. Special Exception - SW 200' of
Allender Rd., 2133' S/E of Phila. Rd.
Existing Zoning: Redistricting - M.L.R.
Special Exception - M.L.R.
Proposed Zoning: Redistricting from M.L. to M.L.-I.M.
Special Exception for a resident training school for
the training of apprentices in the construction craft
of operating engineers.
No. of Acres: 25 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Allender Road, an existing public road, is proposed to be realigned, relocated and improved in this vicinity in the future as a 50-foot closed section roadway on a 70-foot right-of-way as a continuation of the proposed New Forge Road northwest of this site. A connection for Allender Road as a 30-foot closed section roadway on a 50-foot right-of-way, to the New Forge Road apparently would occur within this site. Highway improvements, including highway right-of-way and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, and the submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Design Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #173 (1974-1975)
Property Owner: Raymond W. & Anna D. Rook
Page 2
April 3, 1975

Sediment Control: (Cont'd)

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed development is subject to the requirements of the Storm Water Management Program. It shall be the responsibility of the Petitioner's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required Storm Water Management features before tentative approval can be granted.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Petitioner's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the grading in fee to the County of the rights-of-way.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates "Planned Service" in the area in 5 to 10 years.

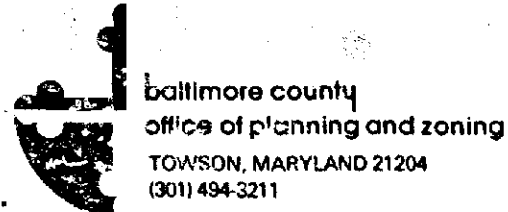
Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:iss

M-NE Key Sheet
37 - 39 NE 38 - 40 res. Sheets
NE 100 Topo
73 Tax Map

cc: J. Trenner/D. Grise

APR 21 1980



LESLIE H. GRAEF
DIRECTOR

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

August 28, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #253, Zoning Advisory Committee Meeting, June 19, 1979, are as follows:

Property Owner: William L. Kirchhoff, et al
Location: SW/S Allender Road 1500' NW Pulaski Highway
Existing Zoning: M.L.R. & M.L.-I.M. and D.R. 3.5
Proposed Zoning: Special Exception for an apprentice training school for the Laborers' Union and Special Hearing to amend Case No. 75-271-RX to decrease the overall acreage from 47 acres to 42.6 acres
Acres: 47.0
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

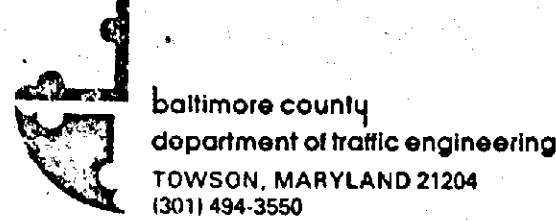
The petitioner must comply with the Subdivision Regulations if the petition is granted.

The proposed driveway is inadequate in width.

As many trees as possible should be retained and landscaping provided.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. - ZAC - 253
Property Owner: - William L. Kirchhoff, et al
Location: - SW/S Allender Rd. 1500' NW Pulaski Hwy.
Existing Zoning: - M.L.R. & M.L.-I.M. & D.R. 3.5
Proposed Zoning: - Special Exception for an apprentice training school for the Laborers' Union and Special Hearing to amend Case No. 75-271-RX to decrease the overall acreage from 47 acres to 42.6 acres
Acres: - 47.0
District: - 11th

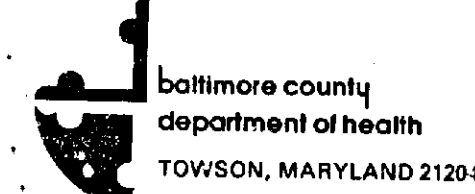
Dear Mr. Hammond:

No major increase in traffic is anticipated by the requested special exception for an apprentice training school.

Sincerely,

Michael S. Planigan
Michael S. Planigan
Engineering Associate II

MSF/mz



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 9, 1979

Mr. William E. Hammond, Zoning Commissioner
County Office Building
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #253, Zoning Advisory Committee meeting of June 19, 1979, are as follows:

Property Owner: William L. Kirchhoff, et al
Location: SW/S Allender Rd. 1500' NW Pulaski Hwy.
Existing Zoning: M.L.R. & M.L.-I.M. & D.R. 3.5
Proposed Zoning: Special Exception for an apprentice training school for the Laborers' Union and Special Hearings to amend Case No. 75-271-RX to decrease the overall acreage from 47 acres to 42.6 acres.
Acres: 47.0
District: 11th

The sewage disposal system for the existing Apprentice Training School is located on the portion of the property that will be subdivided (i.e., Lot #2, 4.43 acres). Consequently, prior to approval of a Tentative Plan on the proposed Subdivision, soil percolation tests must be conducted on the remaining property (Lot #1) and a new sewage disposal system installed as per Health Department requirements.

Prior to approval of a building permit for the proposed structure (Lot #2) soil percolation tests must be conducted and a well must be drilled meeting all requirements as set forth by the State of Maryland, Department of Mental Health and Hygiene and Baltimore County Department of Health.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/fth

cc: W. L. Phillips



Paul H. Reincke
CHIEF

July 6, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William L. Kirchhoff, et al

Location: SW/S Allender Rd. 1500' NW Pulaski Hwy.

Item No. 253 Zoning Agenda Meeting of 6/19/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

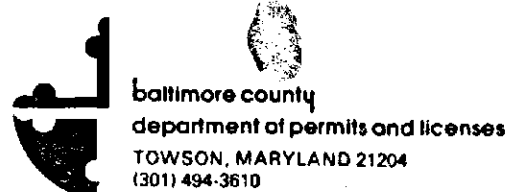
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, this time. Noted and Approved: *George M. Wagonet*

REVIEWED: *Thomas E. Kelly* 7/16/79
Planning Group
Special Inspection Division



JOHN D. SEYFFERT
DIRECTOR

June 27, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #253 Zoning Advisory Committee Meeting, June 19, 1979, are as follows:

Property Owner: William L. Kirchhoff, et al
Location: SW/S Allender Road 1500' NW Pulaski Highway
Existing Zoning: M.L.R. & M.L.-I.M. & D.R. 3.5
Proposed Zoning: Special Exception for an apprentice training school for the laborers union and Special Hearing to amend Case No. 75-271-RX to decrease the overall acreage from 47 acres to 42.6 acres.
Acres: 47.0
District: 11th

The items checked below are applicable:

X A. Structures shall conform to Baltimore County Building Code (B.O.C.B.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

X E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

I. No Comment.

X J. Comment: Storage shed requires a masonry firewall at property line.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 15, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: June 19, 1979

RE: Item No: 249, 250, 251, 252, 253, 254, 255
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

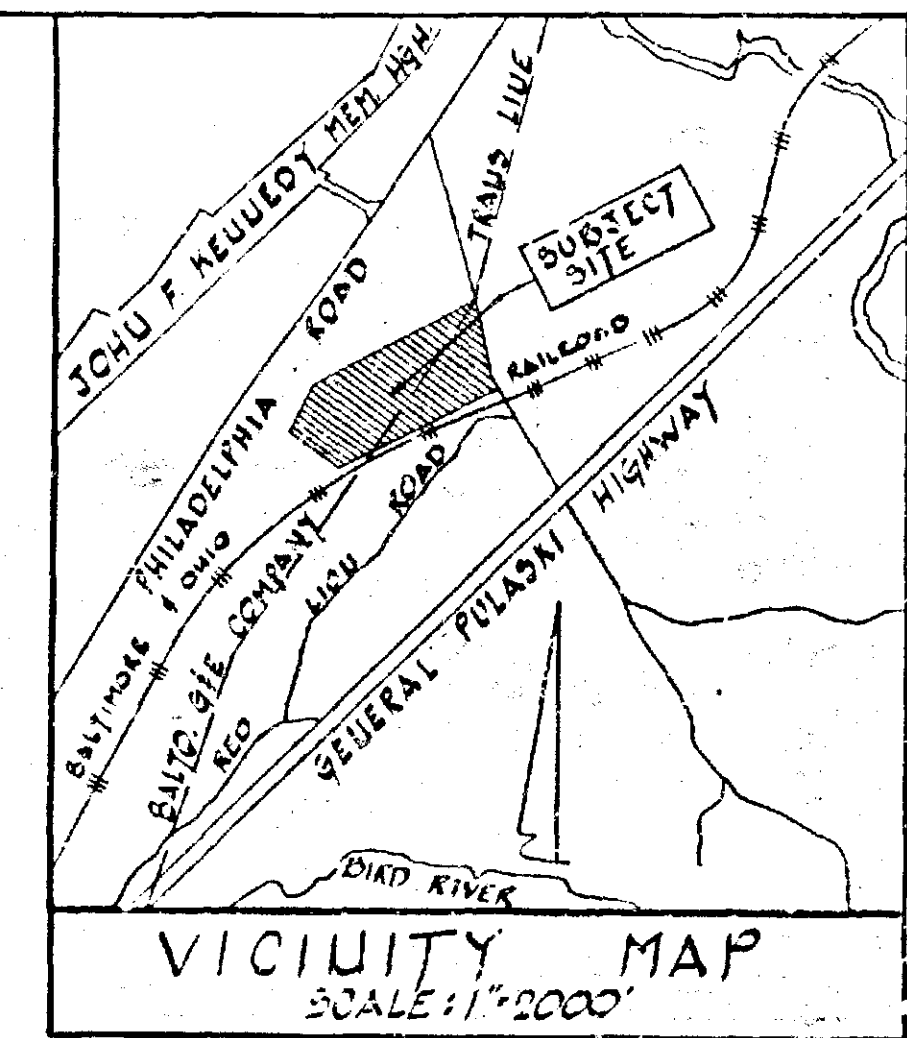
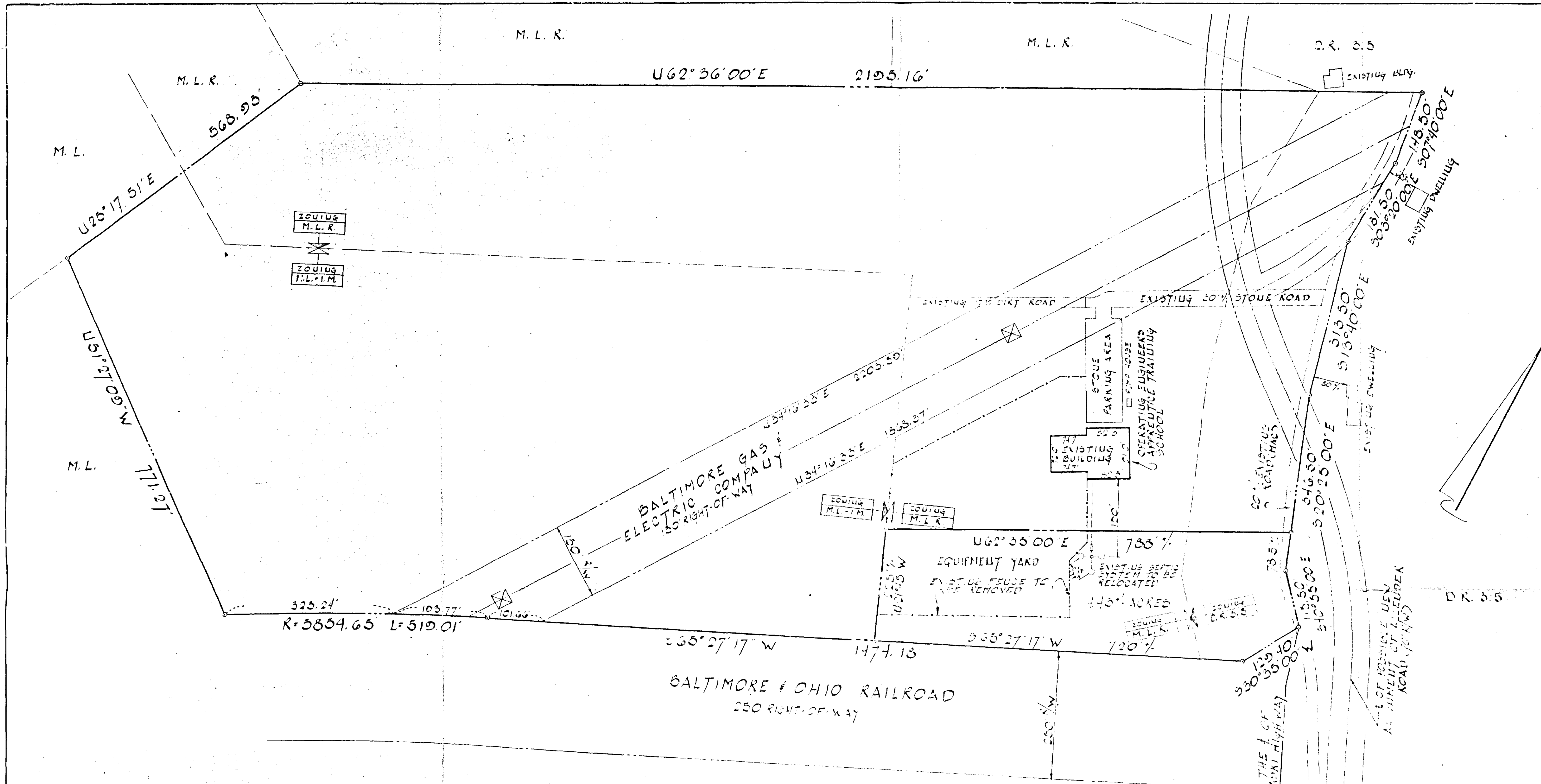
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBARN

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEL
ROBERT T. DUDEL, SUPERINTENDENT

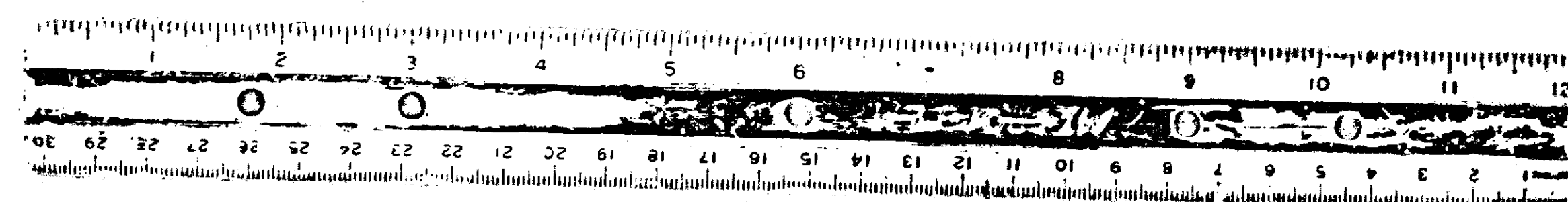
ALVIN LORECK
MRS. MILTON R. EMITH, JR.
RICHARD W. TRACEY, D.V.M.



NOTES:
 1. PLAT PREPARED FOR AN AMENDMENT TO SPECIAL EXCEPTION FOR A BUSINESS OR TRADE SCHOOL (75-271RX) TO DECREASE THE OVERALL ACREAGE FROM 47 ACRES TO 42.67 ACRES.
 2. SEE SHEET NO. 1 ATTACHED HERETO FOR REGULATIONS OF THE ZONING ORDER FROM CASE NO. 75-271 RX ITEM NO. 173, DATED MAY 26, 1975.

PLAT TO ACCOMPANY AMENDMENT TO SPECIAL EXCEPTION CASE NO. 75-271RX

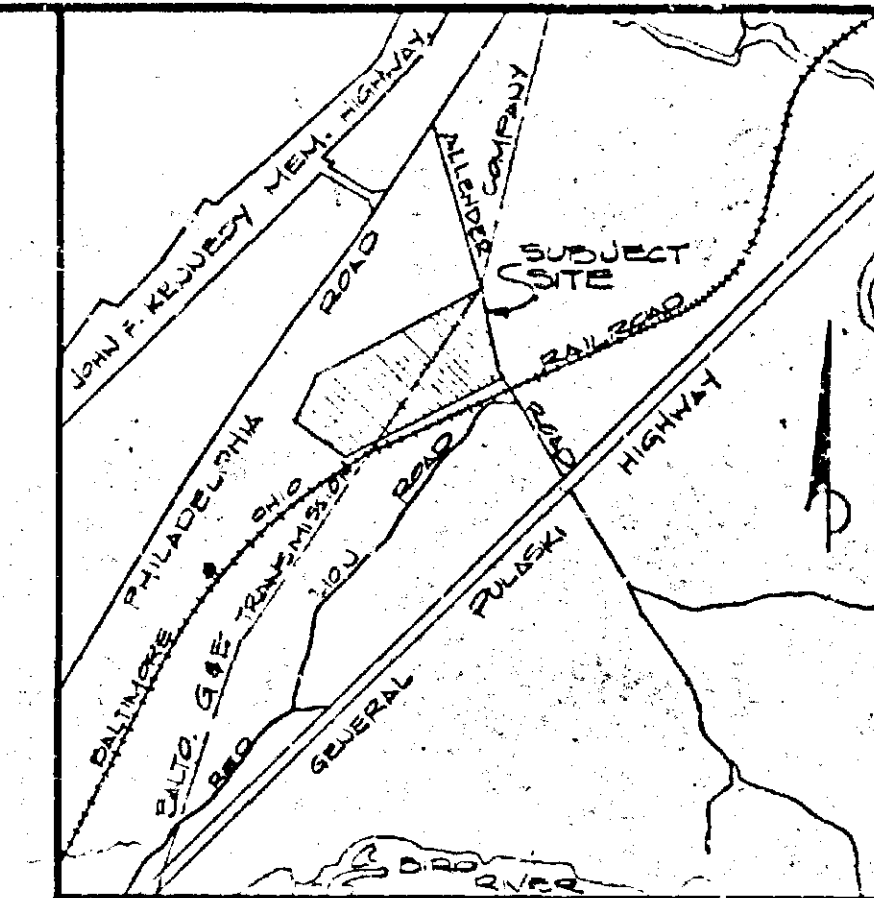
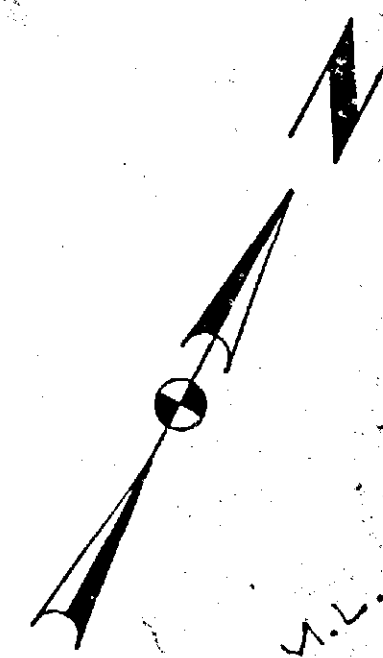
OPERATING ENGINEERS TRAINING SCHOOL
 3131 ALLENDER ROAD BALTO. CO. MD.
 PRELECTION DISTRICT SCALE: 1"=100'



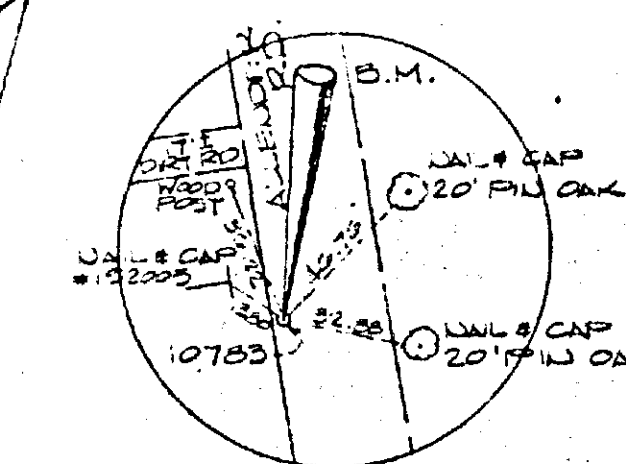
[Signature]

J. S. T. ENGINEERING CO., INC.
 PROFESSIONAL LAND SURVEYORS
 2520 GLENDOE ROAD BALTIMORE CO. MD 21234
 PHONE 254-6097 DATE 4-7-79

MAP NO.	103
DATE	11/1/79
BY	SA
CHKD	SA
DATE	11/1/79



VICINITY MAP
NO SCALE



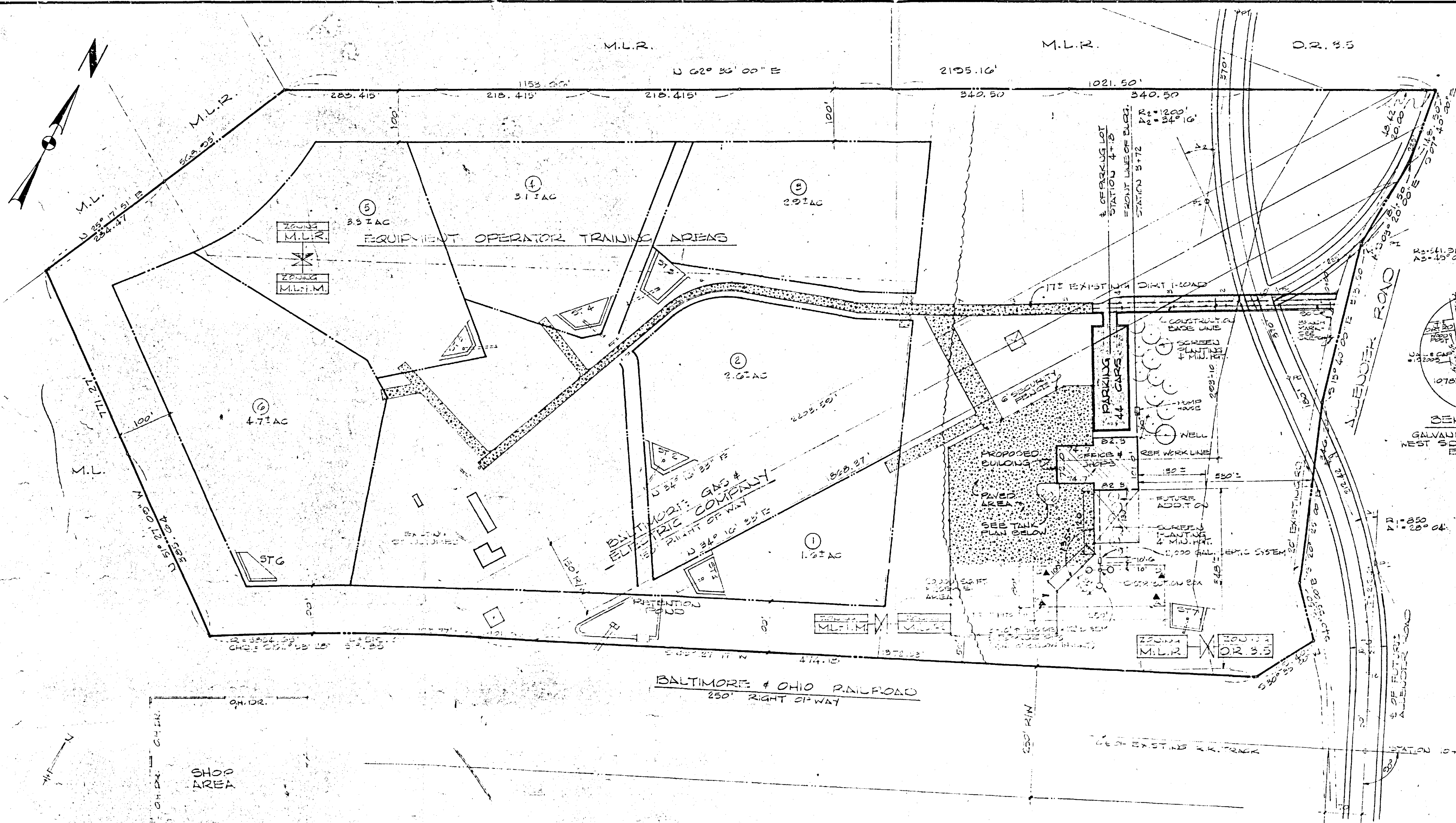
BENCH MARK
GALVANIZED SPIKE IN MACADAM
WEST SIDE OF ALLENDER ROAD
ELEV. - 150.00

DATA

1. ELECTION DISTRICT - 11TH BALTIMORE COUNTY, MARYLAND.
2. EXISTING ZONING: REDISTRICTING FROM M.L. TO M.L.I.M. SPECIAL EXCEPTION FOR A RESIDENT TRAINING SCHOOL FOR THE TRAINING OF APPRENTICES IN THE CONSTRUCTION CRAFT OF OPERATING ENGINEERS. (SEE APPROVED ZONING CASE NO. 75-271-R, TEM # 173, MAY 26, 1975)
3. PROPOSED ZONING - NO CHANGE
4. AREA OF PROPERTY:
a. D.R. 3.5 = 5 ACRES MORE OR LESS
b. M.L.R. = 25 ACRES MORE OR LESS
c. M.L.I.M. = 25 ACRES MORE OR LESS
5. FLOOR AREA OF BUILDING:
OFFICE AREA = 9234 S.F.
SHOP + STORAGE AREA = 6205 S.F.
6. PARKING REQUIREMENTS:
OFFICE AREA 9234 + 300 = 31 SPACES
SHOP + STOR. AREA = 6 EMPLOYEES + 3 = 3 SPACES
TOTAL SPACES REQUIRED = 34 SPACES
PARKING SPACES SHOWN = 42 (5'x20')
PARKING FOR HANDICAPPED = 2 (12'x20')
TOTAL PARKING SPACES SHOWN = 44 SPACES
7. PROPERTY DATA TAKEN FROM PLAT BY RETCO ENGINEERING CO.
8. FOR GRADING & DETAIL LAYOUT, SEE DRAWING C-2.
9. FOR STORM MANAGEMENT & SEDIMENT CONTROL, SEE DRAWING C-3.

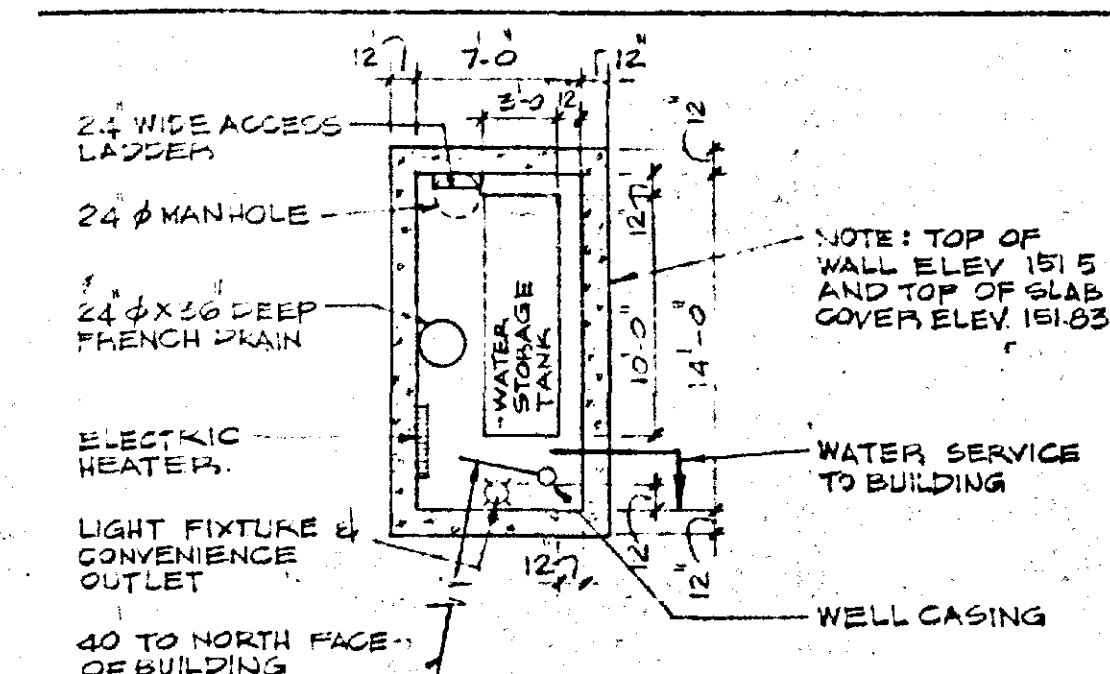
LEGEND

- STONE PAVEMENT
- BITUMINOUS PAVEMENT
- PROPOSED BLDG.
- NEW CONTOUR
- EXIST. CONTOUR
- EMBANKMENT LINE



BALTIMORE & OHIO RAILROAD
250' RIGHT OF WAY

PLOT PLAN

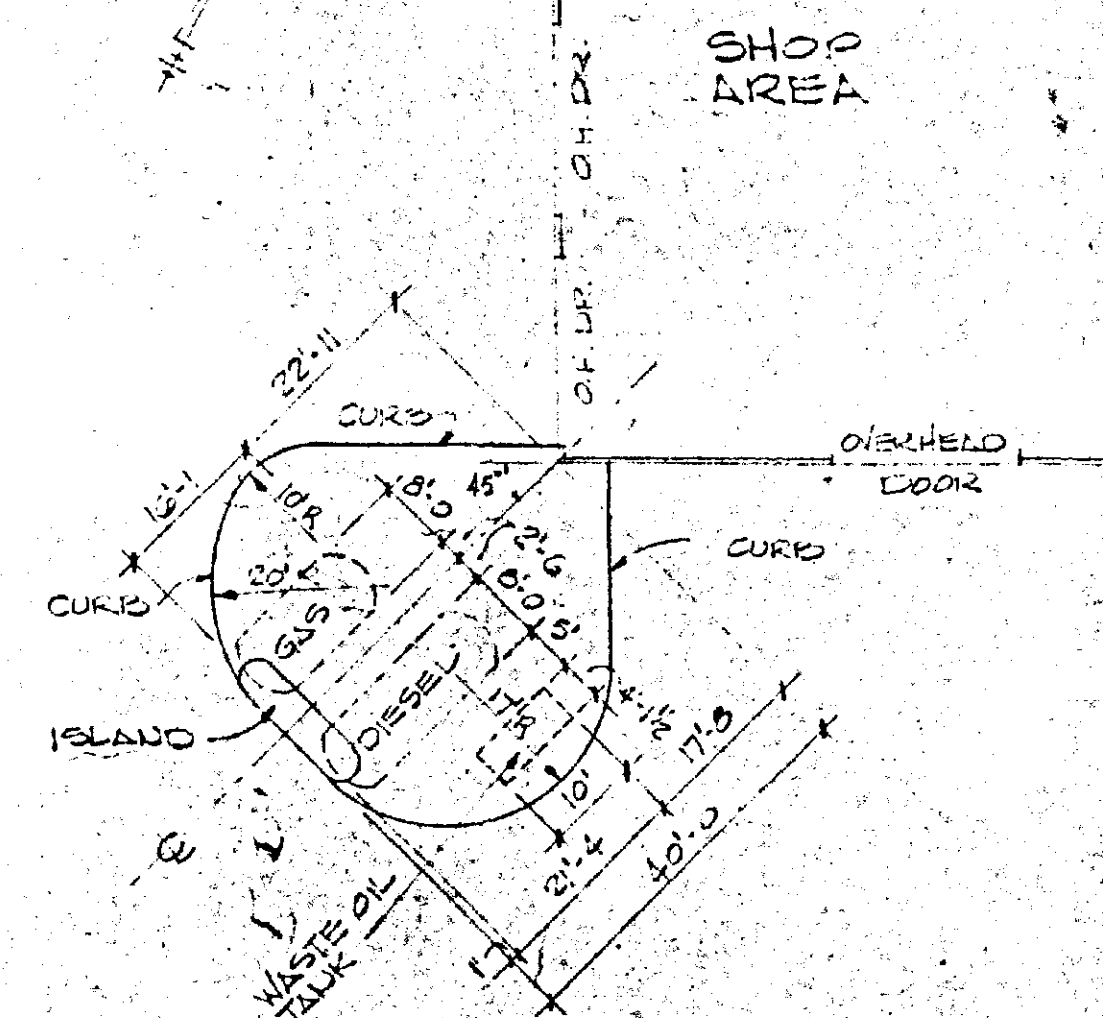


PUMP HOUSE PLAN
SCALE: 1/8" = 1'-0"

REQUIREMENTS OF THE ZONING ORDER

1. THE SUBSTANTIAL STAND OF TREES THAT BORDER THE PERIMETER OF THE SITE SHALL NOT BE DISTURBED BY ANY OF THE EXCAVATING ACTIVITIES OF THE SCHOOL.
2. ALL REQUIREMENTS FOR SEDIMENT AND STORM DRAIN CONTROL SHALL BE COMPLIED WITH AT ALL TIMES.
3. THE SCHOOL SHALL NOT OPERATE ON SUNDAYS, AND THE HOURS OF OPERATION SHALL OTHERWISE BE BETWEEN 8:00 AM. & 5:00 PM. WITH THE EXCEPTION OF EVENING CLASSROOM HOURS.
4. THE MAXIMUM NUMBER OF DAYTIME CONSTRUCTION EQUIPMENT STUDENTS SHALL NOT EXCEED 20, AND THE MAXIMUM NUMBER OF EVENING CLASSROOM STUDENTS SHALL NOT EXCEED 40.
5. A SITE PLAN SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, THE SEDIMENT CONTROL DIVISION OF THE DEPARTMENT OF PERMITS & LICENSES, AND THE OFFICE OF PLANNING & ZONING. SAID SITE PLAN SHALL INCLUDE THE FOLLOWING:
A. THE AREA IN WHICH EXCAVATING WILL TAKE PLACE SHALL BE OUTLINED ON THE SITE PLAN.
B. THE LOCATION & SIZE OF THE PROPOSED BUILDING, PARKING, EQUIPMENT STORAGE, AREA FENCING AND LANDSCAPING SHALL BE INDICATED ON SAID PLAN.
C. THE D.R. 3.5 BUFFER STRIP PARALLEL TO ALLENDER ROAD SHALL NOT BE UTILIZED EXCEPT FOR LANDSCAPING AND ENTRANCES.
6. THE EQUIPMENT STORED IN YARD AREA WILL BE USED FOR TRAINING PURPOSES ON SUBJECT SITE ONLY.

SCALE: 1" = 100'-0"



TANK PLAN

SCALE: 1" = 20'

ANNIELLO, DEMANN & ASSOCIATES, INC.
100 SHADRAW
VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210
ARCHITECTS

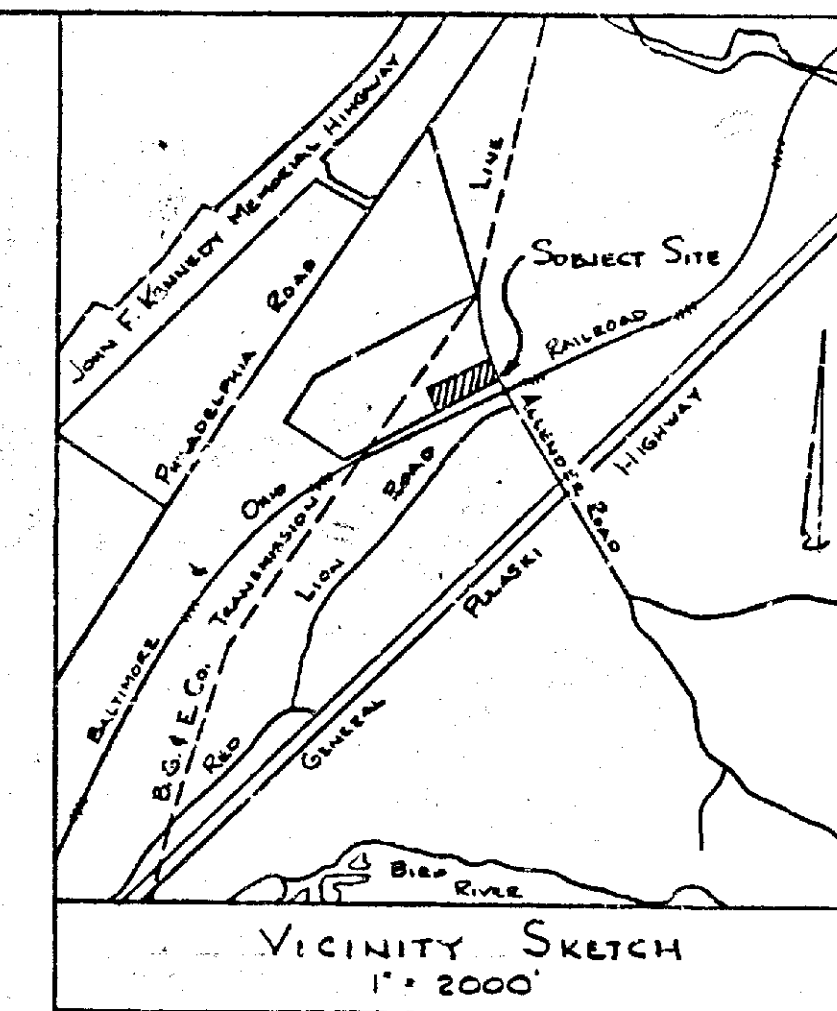
MOTT ASSOCIATES, INC.
Consulting Engineers
Towson, Maryland

retco engineering co. inc.
213-14 Keyser Building
Baltimore, Maryland 21201

CHAS. J. FARR, INC.
CONSTRUCTION MANAGER
VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND

operating engineers
training school
allender road
baltimore county, maryland

DRAWING TITLE
PLOT PLAN
SCALE: 1" = 100'
COMM. NO. 2207
DATE: 10-6-75 DWG. NO. C-1

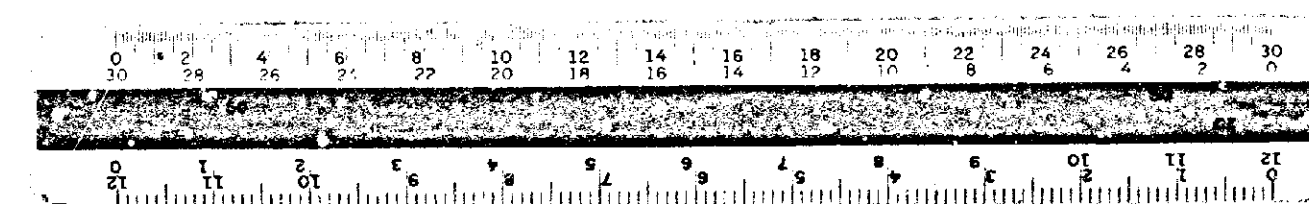


DATA

- 11TH ELECTION DISTRICT, BALTIMORE CO., MARYLAND.
- EXISTING ZONING: D.R.-3.5 AND M.L.R.
SPECIAL EXCEPTION FOR AN APPRENTICE TRAINING SCHOOL FOR THE TRAINING OF APPRENTICES IN THE SKILLS OF CONSTRUCTION LABOR.
- PROPOSED ZONING: NO CHANGE REQUESTED.
- AREA OF PROPERTY: LOT 1 - 42.6 ± ACRES
LOT 2 - 4.43 ± ACRES
TOTAL - 47.0 ± ACRES
- BUILDING FLOOR AREA: OFFICE - 3,580 ± SQ. FT.
TRAINING - 3,580 ± SQ. FT.
TOTAL - 7,160 ± SQ. FT.
- PARKING REQUIREMENTS
OFFICE AREA 3,580 ± 300 = 12 SPACES
TRAINING AREA 3 EMPLOYEES ± 3 = 1 SPACE
TOTAL REQUIRED - 13 SPACES
TOTAL PARKING SPACES SHOWN - 18 (9'x20')
- CLASS SIZE: 10 STUDENTS (AVERAGE)
- HOURS OF OPERATION: 8:00 A.M. TO 5:00 P.M.
5 DAYS / WEEK - NO NIGHT CLASSES.
- SEE SHEET #2 ATTACHED HERETO FOR:
A. ZONING REQUIREMENTS AND ADDITIONAL INFORMATION ON THE EXISTING OPERATING ENGINEER'S APPRENTICE TRAINING SCHOOL.
B. ADDITIONAL INFORMATION PERTAINING TO THE ZONING OF THE SURROUNDING PROPERTY.

PLAT TO ACCOMPANY
SPECIAL EXCEPTION
FOR
LABORER'S UNION SCHOOL
ALLENDER ROAD 11TH ELEC. DIST.
BALTIMORE COUNTY, MARYLAND
SHEET # 1 OF 2

- LEGEND
- PROPOSED BUILDING
 - BITUMINOUS PAVING
 - EXISTING CONTOUR LINES
 - PROPOSED CONTOUR LINES
 - ZONING LINES



J. S. T. ENGINEERING CO., INC.
PROFESSIONAL LAND SURVEYORS
SCALE: 1" = 50' DATE: 4-10-79
LABORER'S UNION SCHOOL